

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, MI 49660

WORKSESSION OF MARCH 20, 1997

There will be a worksession of the Manistee City Planning Commission to be held on Thursday, March 20, 1997 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry
 - A. Dave Hoffman - Harbor Village
- III. Worksession
 - A. Sign Ordinance Review
 - B. Manufactured Housing Rules & Regulations
- IV. Adjournment

cc: Planning Commission Members
City Council
Lori L. Donnan, Zoning Administrator
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Jeff Mikula, Abonmarche
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Julie A. Beardstee, City Assessor

City of Manistee

Memorandum

TO: Planning Commission Members

FROM: Lori L. Donnan *LR*

DATE: March 13, 1997

SUBJECT: March 20, 1997 Planning Commission Worksession

Enclosed is an agenda for the March 20, 1997 worksession. As you may note, we will be reviewing the materials that you have received on pre-manufactured housing; as well as continue our discussion on possible locations within the city.

In addition to pre-manufactured housing, Dave Hoffman has asked to speak to the Commission about the current progress and future plans for the Harbor Village project. Also scheduled on the evening's agenda are Jon Rose and Dave Carlson, who will give a brief update on the draft Sign Ordinance; which is enclosed for your review.

On March 12, I received notification of a Manufactured Homes Workshop scheduled for March 26, in Okemos. Further details of this workshop may be found in the attached registration form. In lieu of our recent pre-manufactured housing issue, I feel it would be to the best of our interest to have members of the Planning Commission attend either the morning or afternoon session. Anyone interested and able to attend, may notify Denise by March 19 for registration confirmation.

If you are unable to attend the March 20 worksession, please contact me at 723-2558.

LLD:djm

March 10, 1997

DRAFT

CITY OF MANISTEE SIGN ORDINANCE

Effective Date _____

TABLE OF CONTENTS

I.	Purposes	1
II.	Applicability-Effective Date	1
III.	Definitions and Interpretation	2
IV.	Permits Required	5
V.	General Permit Procedures	5
VI.	Signage Plan	6
VII.	Signs Allowed On Private Property	6
III.	Temporary Signs	7
IX.	Signs in the Public Right-of-Way	7
X.	Signs Exempt from Regulation	8
XI.	Signs Prohibited Under this Ordinance	8
XII.	Computations	9
XIII.	Design, Construction, and Maintenance	9
XIV.	Inspection	10
XV.	Sign Permit Lapse and Assignment	10
XVI.	Nonconforming Signs	10
XVII.	Violations And Penalties	11
XVIII.	Fee Schedule	11

SCHEDULES

Schedule - A	Churches, School & Government
Schedule - B	Civic Center
Schedule - C	Commercial
Schedule - D	Historic Overlay District
Schedule - E	Industrial
Schedule - F	Residential
Schedule - G	Riverfront
Schedule - H	Transition District

CITY OF MANISTEE SIGN ORDINANCE

I. Purposes

The purpose of this Ordinance is to encourage the effective use of Signs as a means of communication in the City; to maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of Signs on nearby public and private property; and to enable the fair and consistent enforcement of these Sign restrictions.

II. Applicability-Effective Date

A Sign may be constructed, placed, erected, or modified only in conformance with the standards, procedures, exemptions, and other requirements of this Ordinance.

The effect of this Ordinance as more specifically set forth herein, is:

To establish a permit system to allow a variety of types of Signs in commercial and industrial zones, and a limited variety of Signs in other zones, subject to the standards and the permit procedure of this Ordinance;

To prohibit all Signs not expressly allowed by this Ordinance; and

To provide for the enforcement of the provisions of this Ordinance.

This Ordinance was adopted by the Council, at a meeting held on ----- and a notice of publication ordered published in the Manistee News Advocate, and a newspaper having general circulation in said City, as required by law.

DATE: _____
Lorraine Conway, Mayor

DATE _____
Kenneth Oleniczak, City Clerk

Effective _____ at _____

III. Definitions and Interpretation

Words and phrases used in this Ordinance shall have the meanings set forth below, and when used as defined terms the initial letters of the words and phrases are capitalized. Words and phrases not defined herein but defined in the City of Manistee Zoning Ordinance shall be given the meanings set forth in such ordinance. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this Ordinance.

Administrator: The Manistee City Zoning Administrator or his or her designee.

Animated Sign: Any Sign that uses movement or change of lighting to depict action or create a special effect or scene.

Banner: Any Sign of lightweight fabric or similar material that is mounted to a pole or on a building, except Flags.

Beacon: Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same Parcel as the light source; also, any light with one or more beams that rotate or move.

Billboard: See definition of "Off Premise Sign"

Canopy Sign: Any Sign that is part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable Copy Sign: A Sign or portion thereof with characters, letter, or illustrations that can be changed or rearranged without altering the face or the surface of the Sign. A Sign on which the message changes more than eight times per day shall be considered an Animated Sign and not a Changeable Copy Sign for purposes of this ordinance. A Sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a Sign and not a Changeable Copy Sign or Animated Sign.

Commercial Message: Any Sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Council: Means the Manistee City Council

Establishment: Any association, company, corporation, firm, individual, organization, or partnership, singular or plural, of any kind.

Flag: Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or nonprofit organization.

Freestanding Sign: Any Sign supported by structure or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Ground Mount Sign: A freestanding sign that does not exceed six (6) feet in height.

Identification Sign: A sign that includes only building name, address, date of construction, or historical data on historic site.

Incidental Sign: A Sign, generally informational, that has a purpose secondary to the use of the Parcel on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No Sign with a commercial message legible from a position off the Parcel on which the Sign is located shall be considered incidental.

Marquee: Any permanent roof-like structure projecting beyond a building, extending along and projecting beyond the wall of the building, or freestanding which is generally designed and constructed to provide protection from the weather.

Marquee Sign: Any Sign attached to, in any manner, or made a part of a marquee.

Nonconforming Sign: Any Sign that does not conform to the requirements of this Ordinance.

Parcel: Any tract or contiguous tracts of land in the same ownership, whether one or more platted lots or parts of lots, as identified by property tax parcel number in the Manistee County Assessment roll and condominium unit of land.

Pennant: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a pole, rope, wire, or string, usually in series, designed to move in the wind.

Pole Sign: A freestanding sign which is mounted on a column(s).

Portable Sign: Any Sign not permanently attached to the ground or other permanent structure, or a Sign designed to be transported, including, but not limited to, Signs designed to be transported by means of wheels; Signs converted to A- or T-frames; menu; Real Estate Signs; balloons used as Signs; umbrellas used for advertising; and Signs attached to or painted

on vehicles parked and visible from the public Right-of-Way, unless said vehicle is used in the normal day-to-day operations of the business.

Projecting Sign: Any Sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Residential Sign: Any Sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the Sign is located, if offering such service at such location conforms with all requirements of the Zoning Ordinance.

Riverfront: A distance of 50 feet from the north and south bank of the Manistee River from Lake Michigan to Manistee Lake.

Right-Of-Way: Any public or private way for public purposes.

Roof Sign: Any Sign erected and constructed wholly on and over the roof of a building and supported by the roof structure.

Roof Sign Integral: Any Sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the Sign is separated from the rest of the roof by a space of more than six inches.

Setback: A line parallel to a property line which is a specified distance toward the center of a parcel from the property lines or waterfront. Side, front, rear, and waterfront setbacks correspond to the respective yard.

Sign: Any structure or wall or other object used for the display of any message.

Signage Plan: Signage Plan shall have the meaning set forth in Section VI

Street: A public right-of-way which is a road with a surface for automobile travel and also known as a major street, minor street, federal highway, state highway, county road, avenue, place, way, drive, lane, boulevard, other thoroughfare; but not an alley or private street.

Street Frontage: The distance for which a lot line of a parcel adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

Suspended Sign: A Sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary Sign: Any Sign that is used for a limited, finite period and contains information on a specific event included.

Wall Sign: Any Sign attached parallel to but within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one Sign surface.

Window Sign: Any Sign that is placed within 12 inches of the inside window surface or painted on the window glass and is visible from the exterior of the window. Merchandise items normally offered for sale on the Parcel are not Window Signs.

Zoning Ordinance: Means the Manistee City Zoning Ordinance

IV. Permits Required

A sign permit, if required by this ordinance, shall be obtained prior to the construction, placement, erection, or modification of a Sign.

No permit will be issued for a Sign unless the Sign complies with all requirements of this Ordinance

V. General Permit Procedures

The following procedures shall govern the application for, and issuance of all sign permits under this Ordinance, and the submission and review of Signage Plans.

A. Applications. All applications for sign permits shall include a Signage Plan and shall be submitted to the Administrator in accordance with application specifications provided by the Administrator.

B. Fees. Each application for a sign permit shall be accompanied by the fee identified in Section XVIII.

C. Completeness. Within ten working days of receiving an application for a sign permit the Administrator shall review it for completeness and compliance. If the Administrator finds that it is complete, the application shall be processed. If the Administrator finds that it is incomplete, the Administrator shall, within such ten day period, advise the applicant of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this Ordinance.

D. Action. Within ten working days of the submission of a complete application for a sign permit, the Administrator shall issue the sign permit if the Sign conforms in every respect with the requirements of this Ordinance; or reject the sign permit if the Sign fails in any way to conform with the requirements of this Ordinance. In case of rejection, the Administrator shall

specify in the rejection notice the section or sections of the Ordinance with which the Sign is inconsistent.

VI. Signage Plan

No permit shall be issued for an individual or group of Signs until a Signage Plan for the Parcel has been approved by the Administrator as conforming with this section.

The Signage Plan shall contain the following:

Specific street address of the Parcel;

An accurate plot plan, at such scale as the Administrator may reasonably require showing the location of buildings, parking lots, driveways, and landscaped areas on the Parcel;

A list of all proposed Signs describing each Sign type; total Sign area; the area, dimensions, lighting and material of each Sign; the Height and Set-back of each Sign; and vertical clearances as applicable; and

Location of each proposed Sign and each present Sign of any type, whether requiring a permit or not, on the plot plan and on a building sketch, except that Incidental Signs and Signs exempt from regulation under this Ordinance need not be shown.

A Signage Plan which includes Window Signs may simply indicate the areas of the windows to be covered by Window Signs.

The Signage Plan shall be signed by the applicant, or an authorized agent.

After approval of a Signage Plan, no Sign shall be constructed, placed, erected or modified except in conformance with the plan. In case of any conflict between the provisions of a Signage Plan and any provision of this Ordinance, the Ordinance shall control.

VII. Signs Allowed On Private Property

Signs shall be allowed on private property only in accordance with the attached Zoning District charts. If a sign is "Allowed", such Sign is allowed without a permit in that Zoning District. If the sign requires a permit an application shall be made to the Code Administrator. Signs not appearing on the chart(s) are not allowed in the Zoning District represented under any circumstances.

A sign which is permitted under the previous paragraph shall be allowed only if it meets all requirements and limitations identified in this Ordinance. In cases where a specific Sign meets the definition of more than one Sign type, the most restrictive requirements and limitations of the defined Sign types shall apply.

The Historic District Overlay Review Committee may approve exceptions to this Ordinance for historically significant signage. The City Council may approve exceptions to this Ordinance for specific community related events.

VIII. Temporary Signs

Temporary Signs shall be subject to the following requirements:

A. Term A Temporary Sign shall be in place only for the normal duration of the specific event covered by the Sign and shall be removed within 5 days following completion of the event, except yard or garage sale Signs which shall be removed by 8 p.m. on the last day of the sale.

B. Number. Not more than two Temporary Signs shall be located on a specific Parcel at a given time.

IX. Signs in the Public Right-of-Way

No Signs shall be allowed in the public Right-of-Way, except the following:

- a) Public Signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;
- b) Bus stop Signs erected by a public transit company;
- c) Informational Signs of a public utility regarding its poles, lines, pipes, or facilities;
- d) Awning, Projecting, and Suspended Signs projecting over a public Right-of-Way in conformity with the conditions of this Ordinance;
- e) A-Frames on sidewalk in C-2 and C-4 as allowed with permit.
- f) Emergency warning Signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public Right-of-Way; and
- g) Banners which have been approved by the City Council.

Any Sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the City and subject to confiscation by the City. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such a Sign the full costs of removal and disposal of such Sign.

X. Exempt from Regulation Under This Ordinance

The following shall be exempt from regulation under this Ordinance:

- a) Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance;
- b) Any Sign inside a building, except Window Signs;
- c) Holiday lights and decorations with no commercial message;
- d) Works of art that do not include a commercial message; and
- e) Traffic control Signs on private property, such as Stop, Yield, and similar signs, the face of which meet Department of Transportation standards and which contain no commercial message of any sort.

XI. Signs Prohibited Under this Ordinance

All Signs not expressly permitted under this Ordinance or exempt from regulation in accordance with the previous section are prohibited. Such Signs include, but are not limited to:

- a) Beacons;
- b) Pennants;
- c) Banners, except those attached flat against a building wall or on windows.
- d) Strings of light not permanently mounted to a rigid background, except those exempt under the previous section;
- e) Signs which have words "Stop", "Go Slow", "Caution", "Danger", "Warning", or similar words used in traffic control and which because of size, location, context, coloring or manner of illumination can be confused with traffic control signs; signs which hide from view any traffic control sign or signal; signs which obstruct a drivers vision. The Public Safety Director of the City of Manistee shall determine the acceptability of such signs.
- f) Signs which include flashing or moving lights and Animated signs.
- g) Except such Signs as may be specifically approved by the City Council.

XII. Computations

The following principles shall control the computation of Sign area and height, and the number of Signs.

A. Computation of Area of Individual Signs. The area of a Sign face (which is also the Sign area of a Wall Sign or other Sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the Sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets Zoning Ordinance regulations and is clearly incidental to the display itself. The area of a Freestanding Sign shall be the total area of all individual sign boards on the Freestanding Sign.

B. Computation of Area of Multi Faced Signs. The Sign area for a Sign with more than one face shall be computed by adding together the area of all Sign faces visible from any one point. When two identical Sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such Sign faces are part of the same sign structure and are not more than 24 inches apart at any point, the Sign area shall be computed by the measurement of one of the faces.

C. Computation of Height. The Height of a Sign shall be computed as the distance from the crown of the nearest adjacent Street to the top of the highest attached component of the Sign.

D. Computation of Maximum Sign Area and Number for Parcel. The allowed area of all Signs on a Parcel shall be determined by applying the chart for the zoning district in which the Parcel is located. The total Sign area that is oriented toward a particular Street may not exceed the total allowed for that Street.

E. Number of Signs. When two identical Sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such Sign faces are part of the same Sign structure and are not more than 24 inches apart at any point, the Sign shall be counted as a single Sign.

In situations where a choice exists between counting messages in close proximity as one Sign, or as a group of individual Signs the owner can select the counting option.

XIII. Design, Construction, and Maintenance

All Signs shall be designed, constructed, and maintained in accordance with the following standards:

All Signs shall comply with provisions of BOCA, National Electric Code, MDOT and any other applicable Codes. Except for Banners, Flags, Temporary Signs, and Window Signs conforming in all respects with the requirements of this Ordinance, all Signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

All Signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Ordinance, at all times.

XIV. Inspection

The Administrator shall inspect each new, or modified Sign for which a permit is issued. If the Sign is in full compliance with this Ordinance, and if applicable building and electrical inspections have been successfully completed and documented by the inspection agency, the Administrator shall issue a certificate of compliance. If the construction is not in full compliance with this Ordinance and applicable codes, the Administrator shall give the applicant notice of the deficiencies and request corrective action. If the deficiencies have been corrected upon reinspection, the Administrator shall issue a certificate of compliance. If the deficiencies are not corrected within 30 days, the permit shall be revoked and the Sign shall be removed.

XV. Sign Permit Lapse and Assignment

A. Lapse of Sign Permit. A sign permit shall lapse if the business activity on the premises is discontinued for a period of six months, unless the business is a seasonal activity in which case the Sign permit shall lapse if the business activity is discontinued through one normal business season.

B. Assignment of Sign Permits. A sign permit shall be freely assignable to the successor of a business on the same Parcel.

C. Sign Removal A Sign that was installed in conformance with a permit under this Ordinance, but for which the permit has lapsed, shall be forthwith removed without notice or action from the city.

Such signs which are not removed by the owner in a timely manner may be removed by the City at the owners expense.

XVI. Nonconforming Signs

It is the intent of this Ordinance to recognize that the eventual elimination of existing nonconforming signs is as desirable as the prohibition of new nonconforming Signs. It is also the intent of this Ordinance that elimination of nonconforming Signs shall be effected as to avoid any unreasonable invasion on established private property rights. To expedite this intent, no nonconforming Sign:

- a) Shall be changed to another nonconforming Sign, or replaced by another nonconforming Sign.
- b) Shall have any change to the message displayed on the Sign, unless the Sign is designed for a periodic change of such message.
- c) Shall be structurally altered to prolong the life of the Sign or to change the shape, size, type, or design of the Sign.
- d) Shall be reestablished after the activity, business or usage to which it relates has been discontinued for a period of six months or season for seasonal business.
- e) Shall be reestablished after removal, or after damage if the expense of repair exceeds fifty percent of the appraised total replacement cost, as determined by the Administrator.
- f) Shall be refurbished at a cost exceeding 50% of appraised total replacement cost.

A Parcel shall be nonconforming if any individual Sign, or the total signage on the Parcel is in nonconformance with any requirement of this Ordinance. For purposes of the above, all individual Signs of any type, size or characteristic (unless exempt from this Ordinance) on a nonconforming Parcel shall be considered as nonconforming Signs.

If a new Sign of any type requiring a permit is constructed, placed or erected on a nonconforming Parcel the entire Parcel shall be brought into full compliance with this Ordinance. The Signage Plan for the new Sign shall include a date for achieving such compliance.

XVIII. Violations And Penalties

See Section 202.99 for General Code Penalty if no specific penalty is provided.

XVIII. Fee Schedule

Fees shall be established from time to time by City Council Resolution.

CHURCHES, SCHOOLS & GOVERNMENT

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN	CONDITIONS
FREESTANDING				
Ground Mount		X	50 sq. ft.	* Not to exceed 6 feet in height. Must be set-back 10 feet from property line.
Incidental	X		4 sq. ft.	Only address and name of occupant allowed.
Portable A B	X	X	8 sq. ft. 50 sq. ft.	Limited to temporary signage.
BUILDING				
Canopy		X	50 sq. ft.	
Identification	X		4 sq. ft.	No commercial message of any kind allowed on Sign.
Projecting		X	16 sq. ft.	
Suspended		X	16 sq. ft.	
Wall		X	50 sq. ft.	Any height to top of building
Window		X	16 sq. ft.	

* Limited to one freestanding sign per street on which the parcel has frontage.

Maximum Area for all signs is sixty (60) square feet.

No direct light or significant glare from the sign shall be cast onto any adjacent parcel that is zoned residential.

SCHEDULE - A

CIVIC CENTER

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN	CONDITIONS
FREESTANDING				
Ground Mount		X	50 sq. ft.	* Not to exceed 6 feet in height. Must be set-back 10 feet from property line.
Incidental		X	4 sq. ft.	Only address and name of occupant allowed.
Portable A B	X	X	8 sq. ft. 50 sq. ft.	Limited to temporary signage.
BUILDING				
Banner		X	30 sq. ft.	
Canopy		X	50 sq. ft.	
Identification	X		4 sq. ft.	No commercial message of any kind allowed on Sign.
Marquee		X	50 sq. ft.	
Projecting		X	16 sq. ft.	
Suspended		X	16 sq. ft.	
Wall		X	50 sq. ft.	Any height to top of building
Window		X	16 sq. ft.	

* Limited to one freestanding sign per street on which the parcel has frontage.

External Illumination is a permitted use. No direct light or significant glare from the sign shall be cast onto any adjacent parcel that is zoned residential.

Maximum Total Area of Signs

Total Parcel Street Frontage, Ft. Maximum Total Area, Sq. Ft.

0 to 50	150
51 to 75	185
76 to 100	220
101 to 125	260
126 or more	300

SCHEDULE - B

COMMERCIAL (Does not include Historic Overlay District)

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN	CONDITIONS
FREESTANDING				
Ground Mount		X	50 sq. ft.	* Not to exceed 6 feet in height. Must be set-back 10 feet from property line.
Pole		X	50 sq. ft.	* Not to exceed 20 feet in height. Minimum Vertical clearance of 10 feet. Minimum Vertical clearance of 10 feet. Sign must be set-back at least 4 feet from property line.
Incidental	X		4 sq. ft.	
Portable A B	X	X	8 sq. ft. 50 sq. ft.	Limited to temporary signage.
BUILDING				
Banner		X	30 sq. ft.	
Canopy		X	50 sq. ft.	
Identification	X		4 sq. ft.	No commercial message of any kind allowed on Sign.
Marquee		X	50 sq. ft.	
Projecting		X	16 sq. ft.	
Suspended		X	16 sq. ft.	
Wall		X	50 sq. ft.	Any height to top of building
Window		X	50 sq. ft.	

* Limited to one freestanding sign per street on which the parcel has frontage.

Changeable Copy is a permitted use in the Commercial District. Illumination of signs is a permitted use within the Commercial District. No direct light or significant glare from the sign shall be cast onto any adjacent parcel that is zoned residential.

Maximum Total Area of Signs		
Parcel Street Frontage, Ft.	Maximum Total Area, Sq. Ft.	
0 to 50	150	
51 to 75	185	
76 to 100	220	
101 to 125	260	
126 or more	300	

HISTORIC OVERLAY DISTRICT

(All signs subject to approval by Historic Overlay Design Review Committee)

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN		CONDITIONS
			STREET FRONT	RIVER FRONT	
FREESTANDING					
Incidental		X	4 sq. ft.	4 sq. ft.	Only address and name of occupant allowed.
Portable		X	8 sq. ft.	8 Sq. ft.	8 ft per side.
BUILDING					
Canopy		X	40 sq. ft.	24 sq. ft.	May not exceed 50% of Maximum Total Area.
Identification	X		4 sq. ft.	4 sq. ft.	No commercial message of any kind allowed on Sign. Subject to approval by Historic Overlay Review Committee. Not calculated against Maximum Sign area allowed.
Marquee		X	40 sq. ft.	24 sq. ft.	May not exceed 50% of Maximum Total Sign.
Projecting		X	16 sq. ft.	16 sq. ft.	May not exceed 50% of Maximum Total Sign Area. Must not extend closer than six feet from line of curb.
Suspended		X	16 sq. ft.	16 sq. ft.	May not exceed 50% of Maximum Total Area.
Wall		X	40 sq. ft.	24 sq. ft.	May not exceed 50% of Maximum Total Sign Area.
Window		X	40 sq. ft.	40 sq. ft.	May not exceed 50% of Maximum Total Sign Area.

Maximum Total Area of Signs

Building Frontage Ft.		Total Sign Square Footage Street/River	
0	to 50	60	/ 30
51	to 75	75	/ 40
76	to 100	90	/ 40
101	to 125	105	/ 48
126	or more	120	/ 58

SCHEDULE - D

INDUSTRIAL

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN	CONDITIONS
FREESTANDING				
Ground Mount		X	100 sq. ft.	* Not to exceed 8 feet in height. Must be set-back 10 feet from property line.
Pole		X	100 sq. ft.	* Not to exceed 20 feet in height. Minimum Vertical clearance of 10 feet. Sign must be set back at least 4 feet from property line.
Incidental	X		10 sq. ft.	Not counted against Maximum Area or Maximum Number of signs.
Portable A B	X	X	8 sq. ft. 50 sq. ft.	Limited to temporary signage.
BUILDING				
Banner		X	100 sq. ft.	
Canopy		X	100 sq. ft.	
Identification	X		4 sq. ft.	No commercial message of any kind allowed on Sign.
Projecting		X	40 sq. ft.	
Roof		X	100 sq. ft.	
Roof, Integral		X	100 sq. ft.	
Wall		X	100 sq. ft.	Any height to top of building

* Limited to one freestanding sign per street on which the parcel has frontage.

Illumination of signs is a permitted use in the Industrial District. No direct light or significant glare from the sign shall be cast onto any adjacent parcel that is zoned residential.

Maximum Total Area of Signs		
Parcel Street Frontage, Ft.	Total Sign Area, Sq. Ft.	
0 to 50	150	
51 to 75	185	
76 to 100	220	
101 to 125	260	
126 or more	300	

SCHEDULE - E

RESIDENTIAL

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN	CONDITIONS
FREESTANDING				
Ground Mount		X	4 sq. ft.	Must be less than 4 ft. high and set-back 10 ft. from lot lines (limited to one per parcel).
Portable A B	X	X	8 sq. ft. 50 sq. ft.	Limited to temporary signage.
BUILDING				
Identification	X		4 sq. ft.	No commercial message of any kind allowed on Sign.
Marker	X		4 sq. ft.	May include only building name, address, date of construction, or historical data on historic site. Does not count against number of signs.
Wall Sign	X		4 sq. ft.	No commercial message allowed on Sign, except for a commercial message drawing attention to an activity legally offered on the Parcel.
Window Sign	X		4 sq. ft.	

The Maximum Number of signs per parcel is two (2).

RIVER FRONT

(Outside Historic Overlay District)

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN	CONDITIONS
FREESTANDING				
Ground Mount		X	24 sq. ft.	* Not to exceed 6 feet in height. Must be set-back 10 feet from property line.
Incidental		X	4 sq. ft.	Only address and name of occupant allowed.
Portable A B	X	X	8 sq. ft. 50 sq. ft.	Limited to temporary signage.
BUILDING				
Canopy		X	24 sq. ft.	
Identification		X	4 sq. ft.	No commercial message of any kind allowed on Sign.
Marquee		X	24 sq. ft.	
Projecting		X	16 sq. ft.	
Suspended		X	16 sq. ft.	
Wall		X	24 sq. ft.	Any height to top of building
Window		X	24 sq. ft.	

*Limited to one freestanding sign per parcel.

Changeable Copy is a permitted use in the Riverfront District.

No direct light or significant glare from the sign shall be cast onto any adjacent parcel that is zoned and used for residential purposes.

Maximum Total Area of Signs

Parcel Frontage, Ft.	Maximum Total Area, Sq. Ft.
0 to 50	60
51 to 75	75
76 to 100	90
101 to 125	105
126 or more	120

SCHEDULE - G

TRANSITION DISTRICT

SIGN TYPE	ALLOWED	PERMIT REQUIRED	MAX. AREA PER SIGN	CONDITIONS
FREESTANDING				
Ground Mount		X	24 sq. ft.	* Not to exceed 8 feet in height. Must be set-back 10 feet from property line.
Incidental	X		4 sq. ft.	
Portable A B	X	X	8 sq. ft. 50 sq. ft.	Limited to temporary signage.
BUILDING				
Banner		X	24 sq. ft.	
Canopy		X	24 sq. ft.	
Identification	X		4 sq. ft.	No commercial message of any kind allowed on Sign.
Marquee		X	24 sq. ft.	
Projecting		X	16 sq. ft.	
Roof		X	24 sq. ft.	
Roof, Integral		X	24 sq. ft.	
Suspended		X	16 sq. ft.	
Wall		X	48 sq. ft.	Any height to top of building
Window		X	48 sq. ft.	

* Limited to one freestanding sign per street on which the parcel has frontage.

In the Transition District the Maximum Area for all signs is sixty (60) square feet.

Changeable Copy is a permitted use in the Transition District.

Illumination of signs is a permitted use within the Transition District.

No direct light or significant glare from the sign shall be cast onto any adjacent parcel that is zoned residential.

SCHEDULE - H

MANISTEE ZONING MAP

LEGEND

Zoning District Boundary
 Historic Overlay District Boundary
 City Limits Boundary

MANISTEE CITY OFFICIAL ZONING MAP
of May 1, 1990

This is to certify that this is the
Official Zoning Map referred to in
the Zoning Ordinance of Manistee
City (May 1, 1990 Ordinance, Section 1803)

John Della Fina
Mayor John Della Fina

Kevin J. P. [Signature]
Attested by the City Clerk

City of Manistee

NOTE: The original of this map is
on a plastic acetate base.
Subsequent copies on paper are up
to date only to the date the copy
was made.

Prepared by
Manistee County Planning Department
March 20, 1990

CHANGES TO ZONING MAP/MAP AMENDMENTS			
Date of Revision/Amendment	Date of Reference	By	
12/1/72	12/1/72	City Council	1st
1/1/73	1/1/73	City Council	2nd
1/1/74	1/1/74	City Council	3rd
1/1/75	1/1/75	City Council	4th
1/1/76	1/1/76	City Council	5th
1/1/77	1/1/77	City Council	6th
1/1/78	1/1/78	City Council	7th
1/1/79	1/1/79	City Council	8th
1/1/80	1/1/80	City Council	9th
1/1/81	1/1/81	City Council	10th
1/1/82	1/1/82	City Council	11th
1/1/83	1/1/83	City Council	12th
1/1/84	1/1/84	City Council	13th
1/1/85	1/1/85	City Council	14th
1/1/86	1/1/86	City Council	15th
1/1/87	1/1/87	City Council	16th
1/1/88	1/1/88	City Council	17th
1/1/89	1/1/89	City Council	18th
1/1/90	1/1/90	City Council	19th

CCD: Civic Center District (Art. 26)
 MUD: Multiple Use District (Art. 27)
 TR: Transition District (Art. 28)
 R 1: Residential District (Art. 29)
 R 2: Residential District (Art. 30)
 R 3: Residential District (Art. 31)
 R 4: Residential District (Art. 32)
 R 5: Residential District (Art. 33)
 C 1: Commercial District (Art. 34)
 C 2: Commercial District (Art. 35)
 C 3: Commercial District (Art. 36)
 C 4: Commercial District (Art. 37)
 C 4A: Commercial District (Art. 38)
 I 1: Industrial District (Art. 39)
 I 2: Industrial District (Art. 40)
 (Lakefront)
 Historic Overlay District (Art. 70)
 High Risk Erosion Overlay District
 (Art. 71)

